

164.A

0003

0004.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

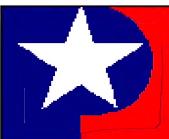
730,900 / 730,900

USE VALUE:

730,900 / 730,900

ASSESSED:

730,900 / 730,900


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		HARVARD ST, ARLINGTON

OWNERSHIP	Unit #:	B
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Owner 1: LEE DAVID H

Owner 2:

Owner 3:

Street 1: 4 HARVARD ST UNIT B

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BOVA ROBIN R/MICHAEL A -

Owner 2: -

Street 1: 4 HARVARD ST UNIT B

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1733 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7516																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	730,900			730,900			251215
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/20/18		

PREVIOUS ASSESSMENT								Parcel ID	164.A-0003-0004.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	730,900	0	.	.	730,900		Year end	12/23/2021
2021	102	FV	709,100	0	.	.	709,100		Year End Roll	12/10/2020
2020	102	FV	698,200	0	.	.	698,200	698,200	Year End Roll	12/18/2019
2019	102	FV	628,900	0	.	.	628,900	628,900	Year End Roll	1/3/2019
2018	102	FV	555,200	0	.	.	555,200	555,200	Year End Roll	12/20/2017
2017	102	FV	505,300	0	.	.	505,300	505,300	Year End Roll	1/3/2017
2016	102	FV	505,300	0	.	.	505,300	505,300	Year End	1/4/2016
2015	102	FV	458,700	0	.	.	458,700	458,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOVA ROBIN R/MI		63027-281		12/6/2013		474,000	No	No		
JIMINEZ MARIA G		45528-416		7/1/2005		446,900	No	No		
BROOKES DAVID		41219-591		10/17/2003		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/11/2009	330	Redo Bat	12,400						9/20/2018	Measured	DGM	D Mann
4/15/2003	262	Redo Kit	17,000	C		G6	GR FY06	&1 BTH	7/7/2005	Info Fm Prmt	BR	B Rossignol
									6/10/2004	External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good																
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1															
Color: BROWN		A Kits:	Rating:																
View / Desir:		Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average		CONDO INFORMATION																	
Year Blt: 1915	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G11	Fact: .	Floor:		REMODELING				RES BREAKDOWN											
Const Mod:		% Own: 60.000000000		Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:		Name:		Interior:	1	7	3												
INTERIOR INFORMATION				Additions:															
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Kitchen:	2003														
Prim Int Wal 2 - Plaster		Functional:	%	Baths:															
Sec Int Wall:	%	Economic:	%	Plumbing:															
Partition: T - Typical		Special:	%	Electric:															
Prim Floors: 3 - Hardwood		Override:	%	Heating:															
Sec Floors:	%	Total:	4.6 %	General:															
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL					
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar:		Size Adj.: 1.25588572							GLA	Gross Liv Ar	1,733	382.970	663,685						
Electric: 3 - Typical		Const Adj.: 0.99980003																	
Insulation: 2 - Typical		Adj \$ / SQ: 382.969																	
Int vs Ext: S		Other Features: 66000																	
Heat Fuel: 2 - Gas		Grade Factor: 1.00																	
Heat Type: 5 - Steam		NBHD Inf: 1.04999995																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 766169			Juris. Factor: 1.00		Before Depr:	402.12											
% Com Wal	% Sprinkled	Depreciation: 35244			Special Features: 0		Val/Su Net:	421.75											
		Depreciated Total: 730925			Final Total: 730900		Val/Su SzAd	421.75											
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID 164.A-0003-0004.B				IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					